

**100.18± Acres**

**Pastureland with 20± Acres of Hardwoods**

**Jayess/Lawrence County/MS**



**\$449,900**



**Expect More. Get More.**

# Property Information

## Location:

- Jayess, MS

## Coordinates:

- 31.4025, -90.2145

## Property Use:

- Prime Pastureland Ready for Recreational Use, Cattle, Horses or Farming

# Property Highlights

- 100.18± Acres
- Prime Pastureland with Mixed Hardwood Bottoms
- 3.5± Acre Pond Stocked with Bass and Catfish



**JOSH WREN** REALTOR®  
O: 601.898.2772 | C: 601.497.9440  
Josh@TomSmithLand.com

**CHAD WILSON** REALTOR®  
O: 601.898.2772 | C: 601.750.1970  
Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.



# The Property

# 100.18± Acres

100.18± acres in Lawrence County, MS, in the Jayess community. This is a strong, well-rounded property set up and ready to go. About 80± acres is open, prime pasture ground, and the other 20± acres is in mature hardwoods that hold plenty of wildlife. The land has been used for cattle up until 2023 and is currently being cut for hay, so it's clean and maintained. There are two ponds on the property, with one being around 3± acres and well stocked with bass and catfish. The land is fenced and cross-fenced and lies in good rolling hills that make it both pretty and functional. You've got a solid 60x70 pole barn already in place, ready for livestock, hay, or equipment. There is also an established homesite with power and water already there, making it easy to build. The property has road frontage on both Holmesville Rd and Rutland Rd, giving you good access and options. This is a turnkey setup for cattle, horses, or anyone wanting a farm with a homesite and great hunting.



**JOSH WREN**  
REALTOR®

O: 601.898.2772 | C: 601.497.9440  
Josh@TomSmithLand.com

**CHAD WILSON**  
REALTOR®

O: 601.898.2772 | C: 601.750.1970  
Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# The Property



**JOSH WREN**

REALTOR®

O: 601.898.2772 | C: 601.497.9440

Josh@TomSmithLand.com

**CHAD WILSON**

REALTOR®

O: 601.898.2772 | C: 601.750.1970

Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.



# Aerial Photos



**JOSH WREN**

REALTOR®

O: 601.898.2772 | C: 601.497.9440

Josh@TomSmithLand.com



**CHAD WILSON**

REALTOR®

O: 601.898.2772 | C: 601.750.1970

Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

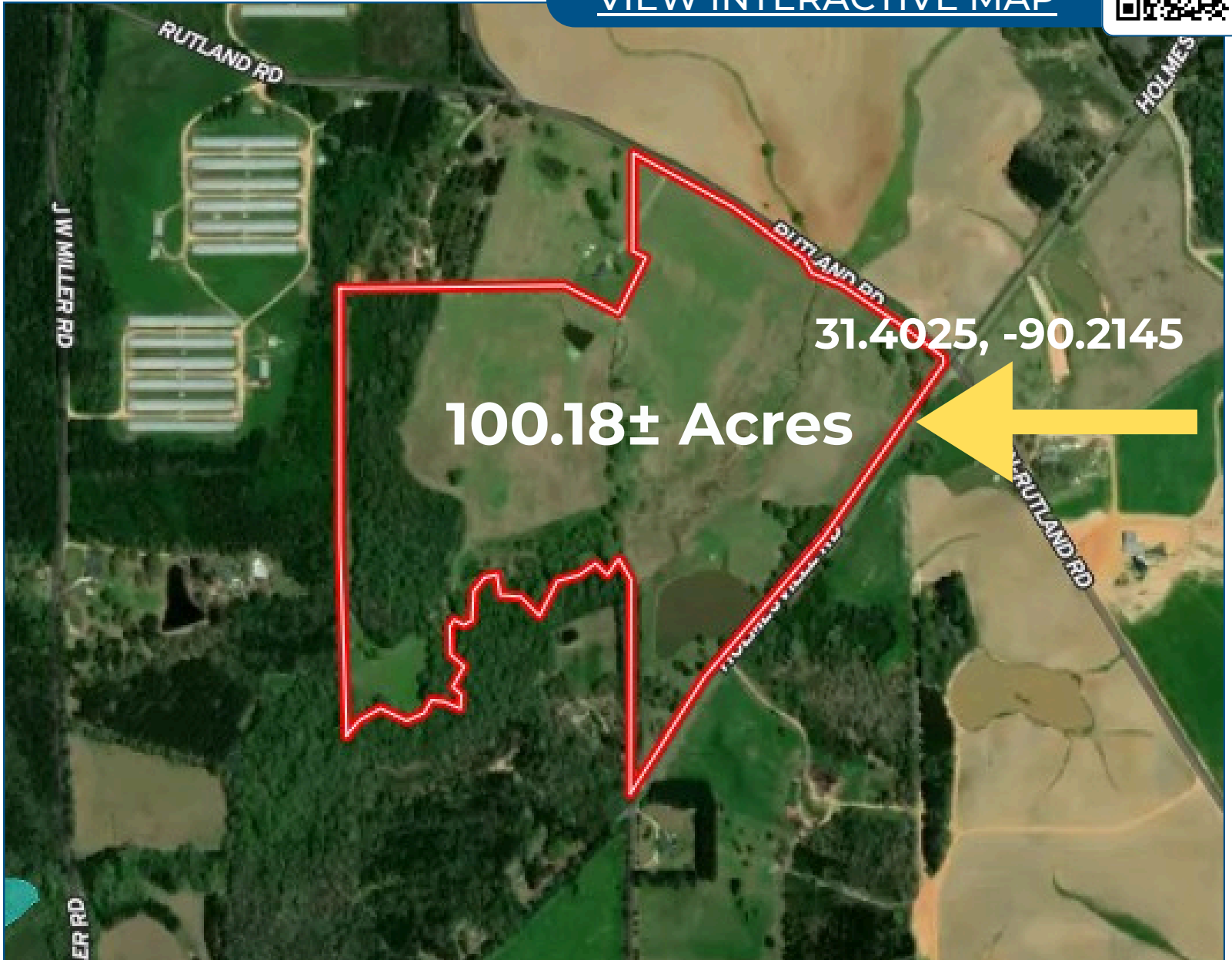
Information is believed to be accurate but not guaranteed.



# Aerial Map



[VIEW INTERACTIVE MAP](#)



100.18± Acres

31.4025, -90.2145



**JOSH WREN**  
REALTOR®

O: 601.898.2772 | C: 601.497.9440  
Josh@TomSmithLand.com

**CHAD WILSON**  
REALTOR®

O: 601.898.2772 | C: 601.750.1970  
Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



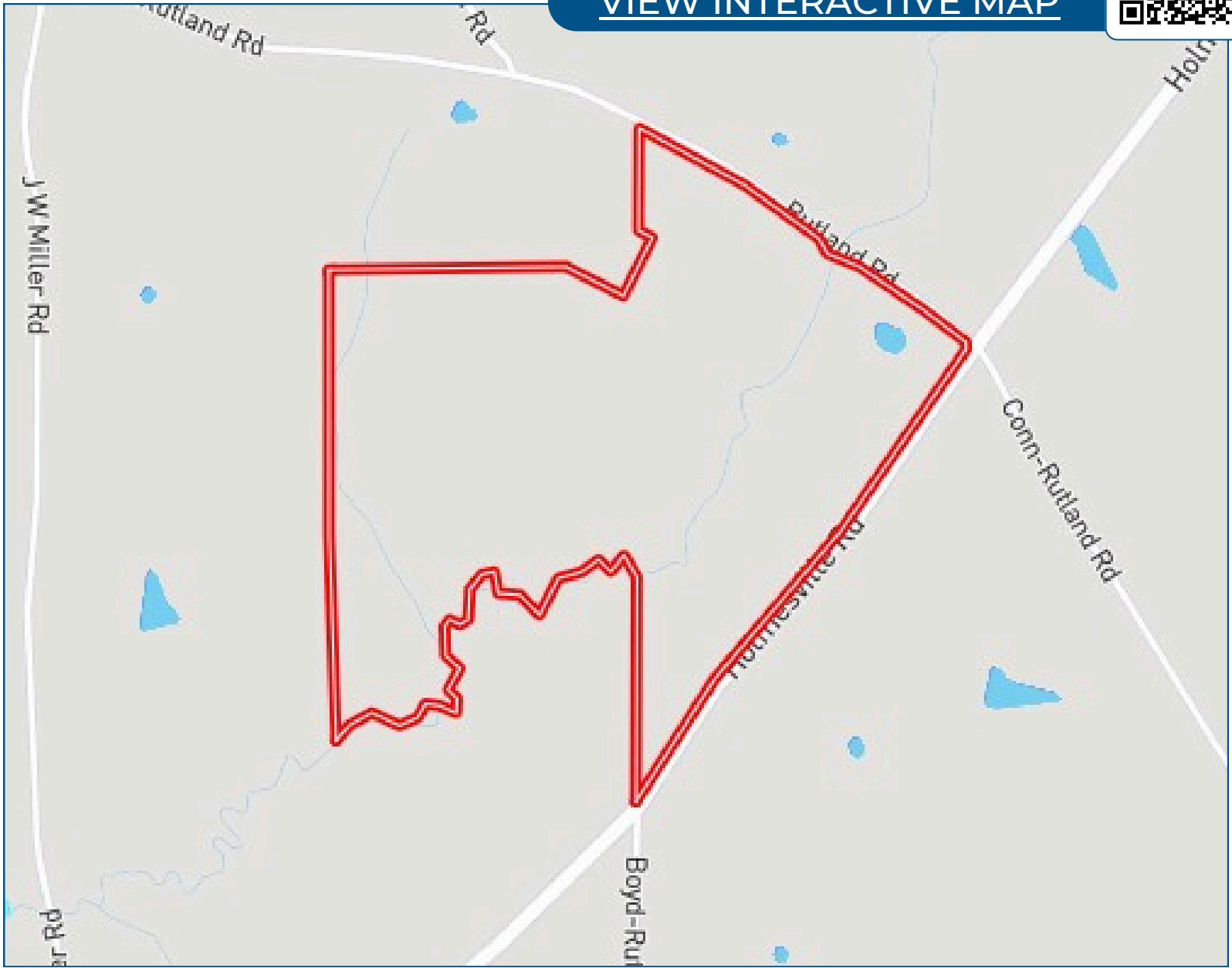
[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Ownership Map



[VIEW INTERACTIVE MAP](#)



**JOSH WREN**  
REALTOR®

O: 601.898.2772 | C: 601.497.9440  
Josh@TomSmithLand.com

**CHAD WILSON**  
REALTOR®

O: 601.898.2772 | C: 601.750.1970  
Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



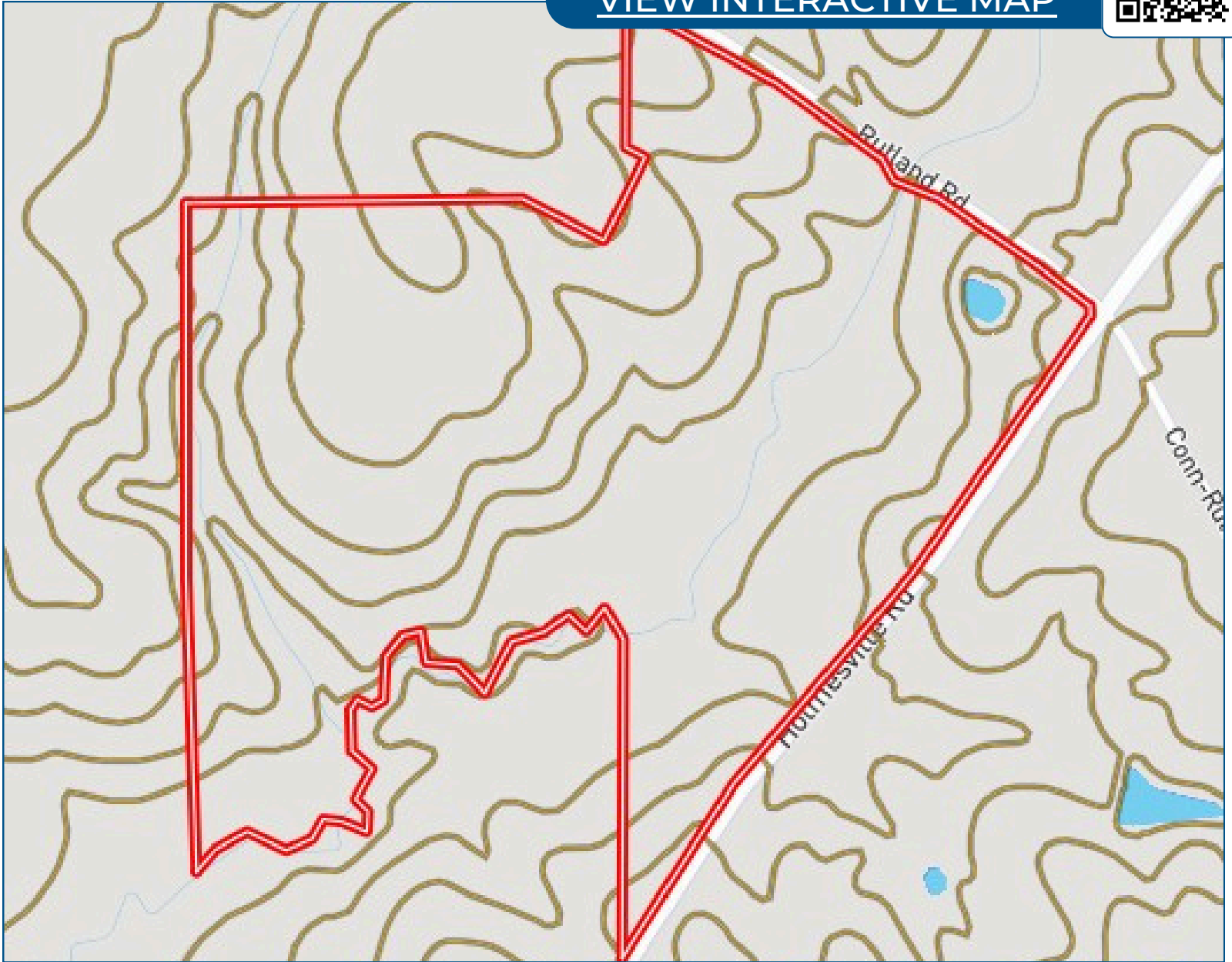
[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Topo Map



[VIEW INTERACTIVE MAP](#)



**JOSH WREN**  
REALTOR®

O: 601.898.2772 | C: 601.497.9440  
Josh@TomSmithLand.com



**CHAD WILSON**  
REALTOR®

O: 601.898.2772 | C: 601.750.1970  
Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



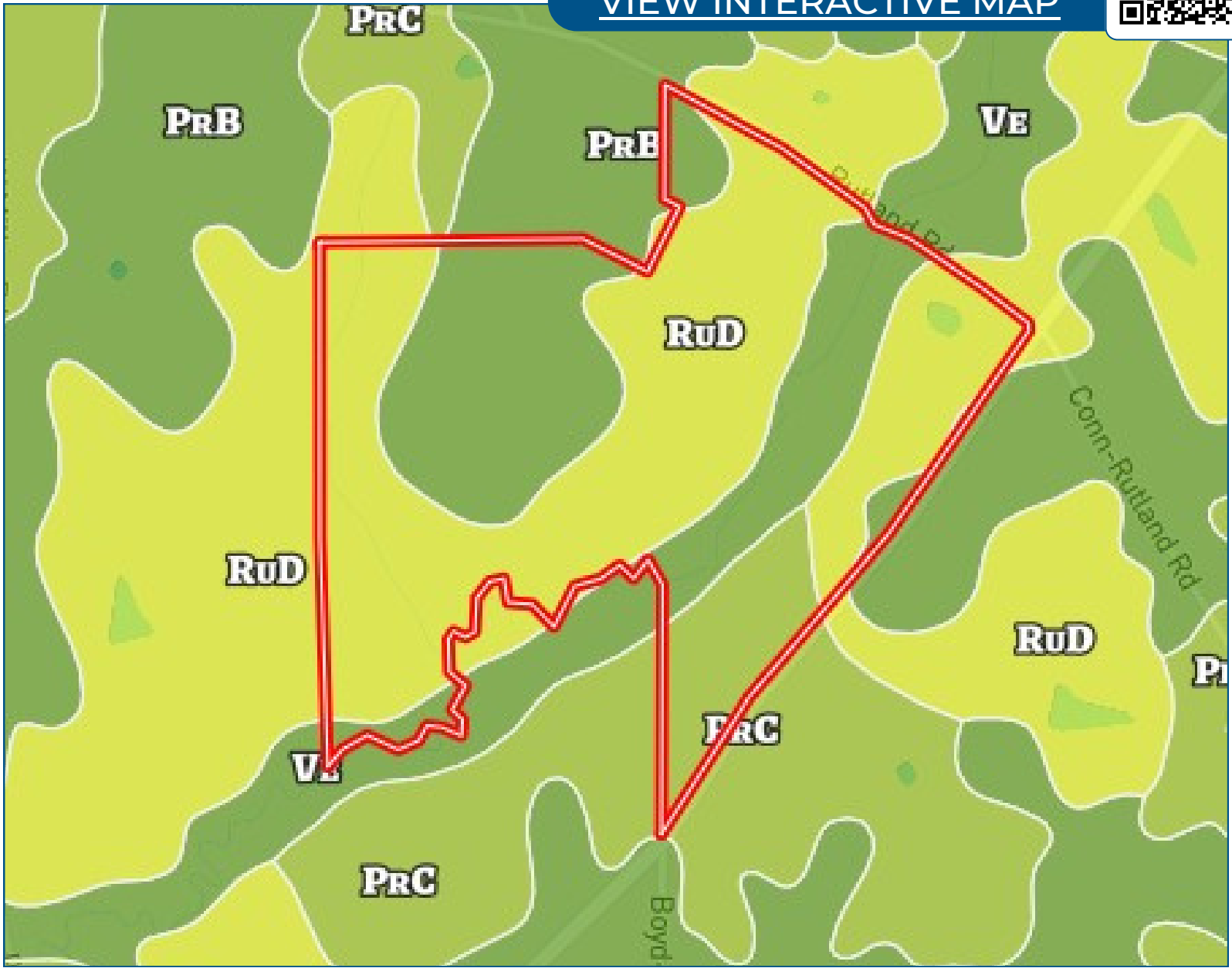
[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Soil Map



[VIEW INTERACTIVE MAP](#)



**JOSH WREN**

REALTOR®

O: 601.898.2772 | C: 601.497.9440

Josh@TomSmithLand.com

**CHAD WILSON**

REALTOR®

O: 601.898.2772 | C: 601.750.1970

Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



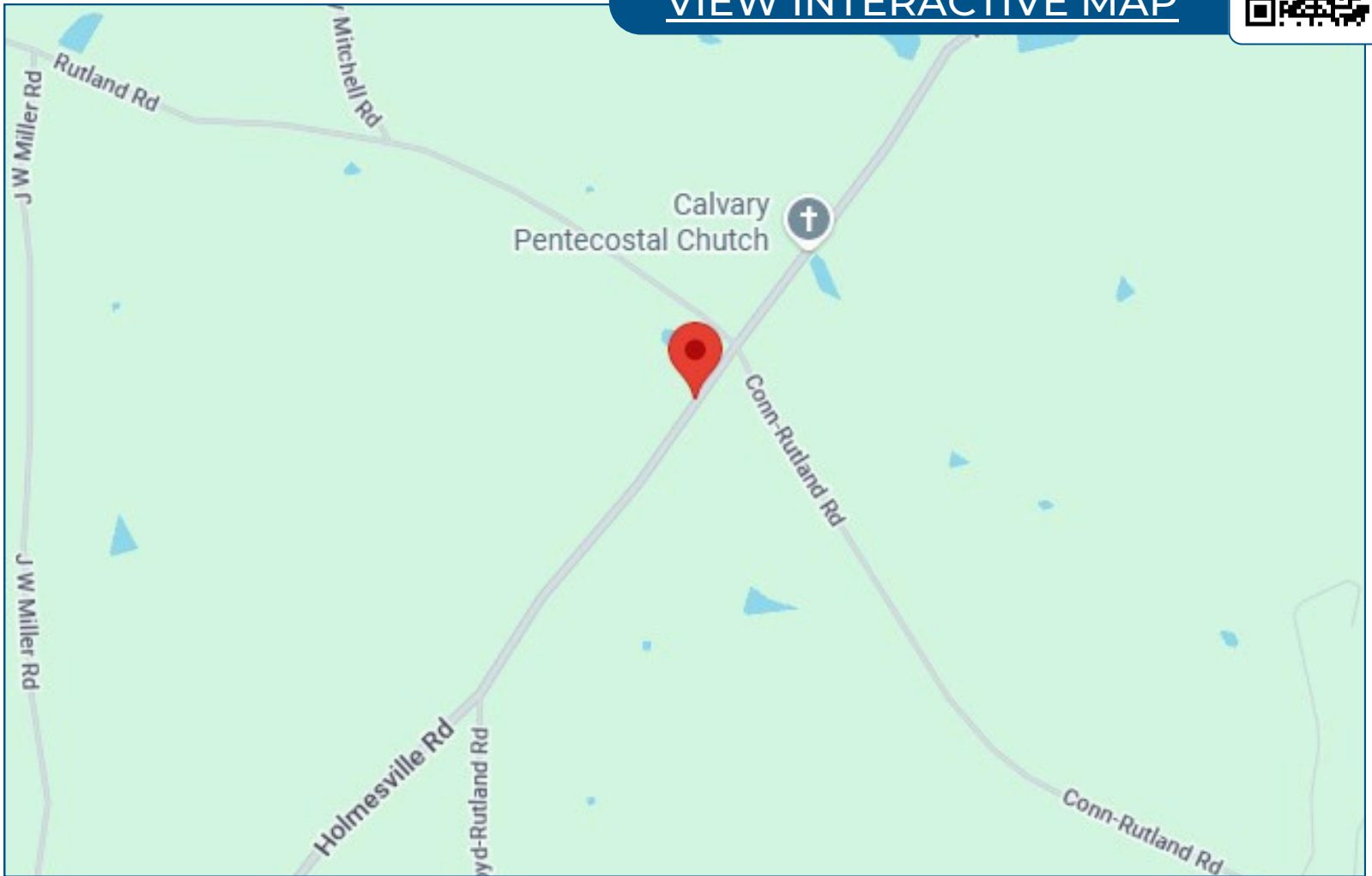
[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Directional Map



[VIEW INTERACTIVE MAP](#)



From HWY 84 and MS-27 intersection: Take MS-27 South for 9.2 miles, turn right onto Holmesville Rd, and travel for 4.5 miles. The destination will be on your right.



**JOSH WREN**  
REALTOR®

O: 601.898.2772 | C: 601.497.9440  
Josh@TomSmithLand.com

**CHAD WILSON**  
REALTOR®

O: 601.898.2772 | C: 601.750.1970  
Chad@TomSmithLand.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.